









An extended four bedroom semi-detached home, providing well-appointed accommodation, situated on the ever popular Leechmere Road. The attractive internal accommodation on the ground floor comprises entrance porch, hall with staircase to the first floor, lounge opening through to a dining room and there is a modern fitted kitchen. On the first floor there are four bedrooms, a contemporary family bathroom/wc and a useful separate wc. Benefits of the property include gas central heating, double glazing, driveway, garage and gardens to the front and rear. Ideally positioned for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. With no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

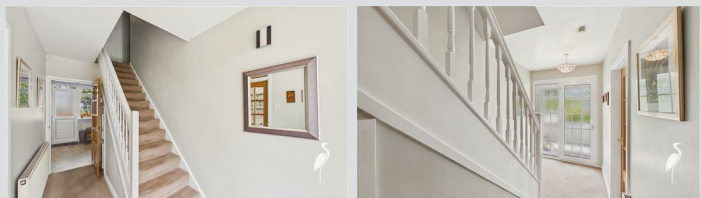
Access via UPVC entrance door.

Entrance Porch



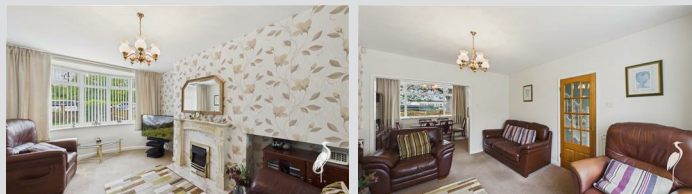
Inner UPVC door to hall.

Reception Hall



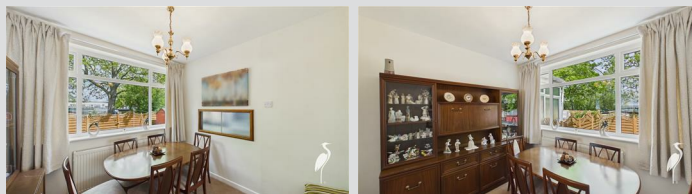
Stairs to first floor with storage under and radiator.

Lounge 10'5" x 15'0"



Double glazed bay window to front, double radiator and feature fireplace. Opening into dining room.

Dining Room 9'3" x 8'8"



Double glazed window to rear and radiator.

Kitchen 8'5" x 8'9"



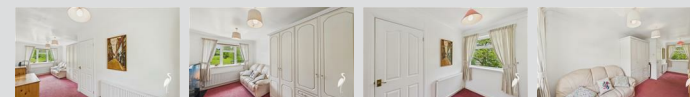
Wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated oven with electric hob and cooker hood. Space for a fridge freezer. Radiator and serving hatch to dining room. Double glazed window and UPVC door to rear.

First Floor Landing



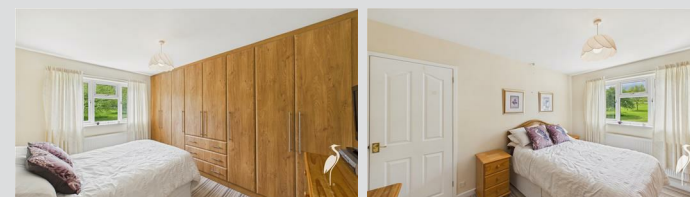
Access point to loft and radiator.

Bedroom 1 9'1" x 22'6"



Two double glazed windows to front and rear, and two radiators.

Bedroom 2 8'6" x 12'6"



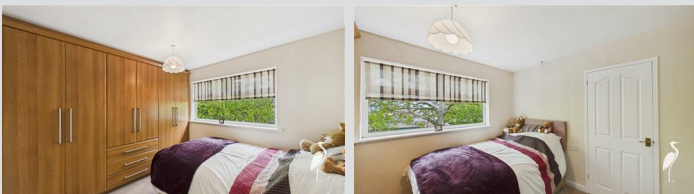
Double glazed window to front, radiator and built in wardrobes.

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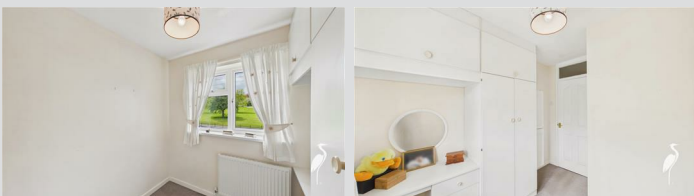
MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'6" x 9'11"



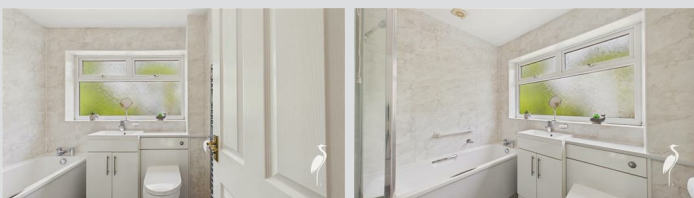
Double glazed window to rear, double radiator and built in wardrobes.

Bedroom 4 7'5" x 9'5"



Double glazed window to front, radiator and built in wardrobes.

Bathroom



Low level WC, washbasin set into vanity unit and bath with shower over, chrome heated towel rail and double glazed window.

Separate WC



Low level WC, radiator and double glazed window.

Outside



Generously sized rear garden with lawned and paved areas featuring a shed. Attractive front garden with lawned areas and a paved, gated driveway providing off street parking.

Garage 9'4" x 23'0"

Access via roller shutter door with UPVC door to rear garden.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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MAIN ROOMS AND DIMENSIONS

Opening Times

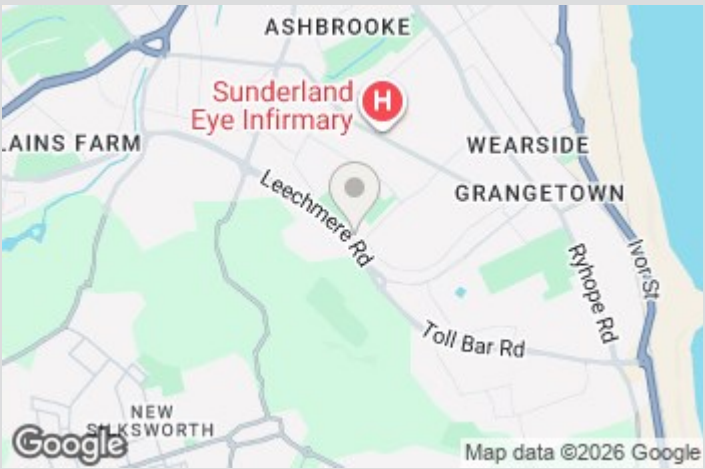
Monday to Friday 9.00am - 5.00pm
Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

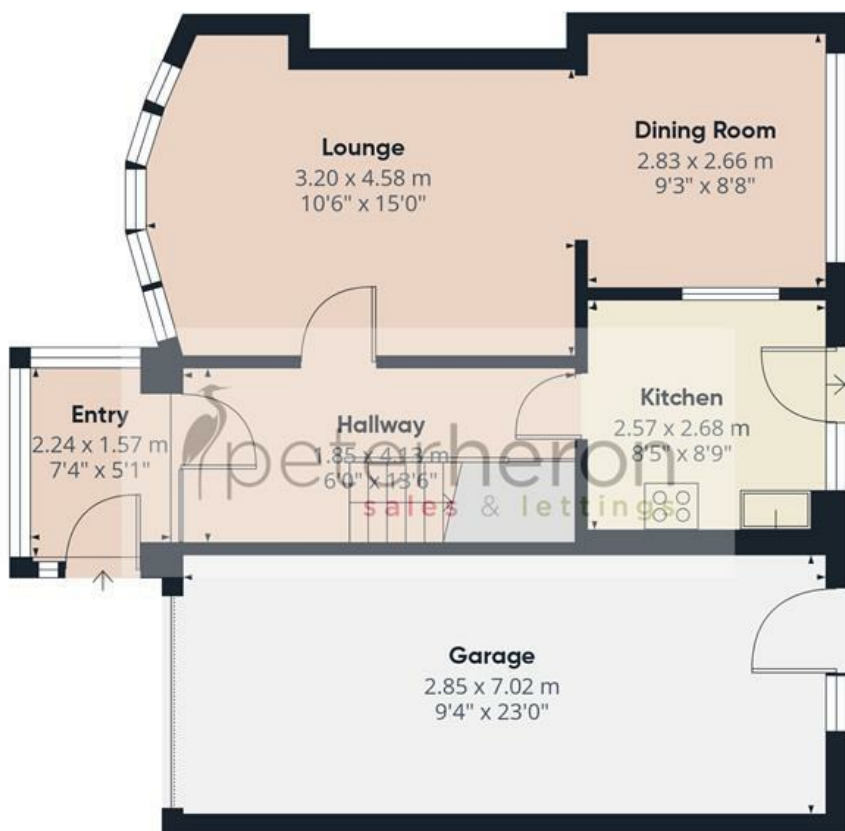
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

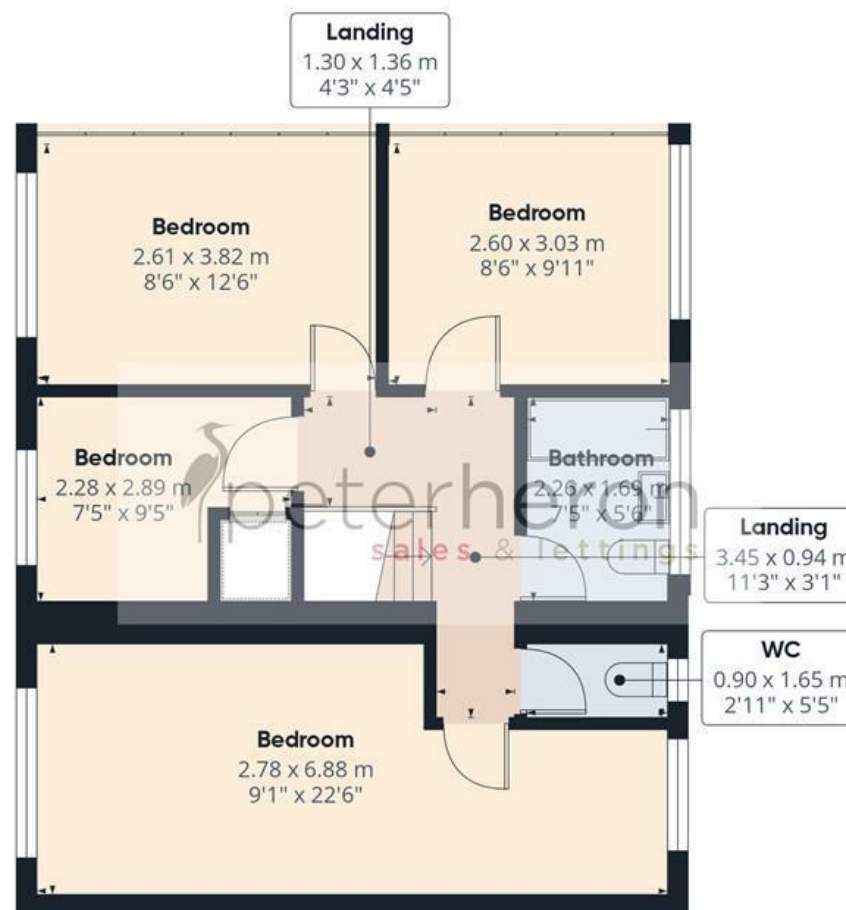


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Ground Floor



First Floor

Approximate total area⁽¹⁾

110.9 m²

1195 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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